

063.A

0006

0002.F

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

767,100 / 767,100

USE VALUE:

767,100 / 767,100

ASSESSED:

767,100 / 767,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
13-15		PRESCOTT ST, ARLINGTON

OWNERSHIP

Owner 1:	KELLERT KEVIN L/LIFE ESTATE	Unit #:	1
Owner 2:	KELLERT DANA SHIELDS/LIFE EST		
Owner 3:			

Street 1: 15 PRESCOTT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	KELLERT KEVIN -
Owner 2:	-

Street 1: 15 PRESCOTT STREET #1

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1998, having primarily Clapboard Exterior and 2166 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7140																

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							200099
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT

Parcel ID 063.A-0006-0002.F

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	753,600	0	.	.	753,600	753,600	Year End Roll	12/18/2019
2019	102	FV	659,600	0	.	.	659,600	659,600	Year End Roll	1/3/2019
2018	102	FV	600,500	0	.	.	600,500	600,500	Year End Roll	12/20/2017
2017	102	FV	539,000	0	.	.	539,000	539,000	Year End Roll	1/3/2017
2016	102	FV	539,000	0	.	.	539,000	539,000	Year End	1/4/2016
2015	102	FV	516,800	0	.	.	516,800	516,800	Year End Roll	12/11/2014
2014	102	FV	491,900	0	.	.	491,900	491,900	Year End Roll	12/16/2013
2013	102	FV	491,900	0	.	.	491,900	491,900		12/13/2012

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLERT KEVIN,	70133-479		10/26/2017	Convenience		1	No	No	
ROSEN RICHARD/T	62689-285		9/25/2013	Convenience		1	No	No	
NORTH SHORE CON	29511-260		12/11/1998		289,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2013	1754	Manual	5,000	C				

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
2/6/2014	Info Fm Prmt	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	8 - Condo TnHs.	Full Bath:	2	Rating:	Very Good	NEW CONDO 1998, Building Number 1.								Undisplayed Areas: GLA: 2166					
Sty Ht:	2 - 2 Story	A Bath:		Rating:															
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete	A 3QBth:		Rating:															
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Very Good														
Prime Wall:	2 - Clapboard	A HBth:		Rating:															
Sec Wall:		OthrFix:		Rating:															
Roof Struct:	1 - Gable	OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Very Good														
Color:	BEIGE	A Kits:		Rating:															
View / Desir:	N - NONE	Frl:	1	Rating:	Very Good														
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	B- - Good (-)	CONDOS INFORMATION																	
Year Blt:	1998	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact:	.	Floor:	1 - 1st Floor														
Const Mod:		% Own:	50.00000000	Name:	178 - 7138														
Lump Sum Adj:		DEPRECIATION																	
Avg Ht/FL:	STD	Phys Cond:	VG - Very Good	6.3 %															
Prim Int Wall:	1 - Drywall	Functional:		%															
Sec Int Wall:		Economic:		%															
Partition:	T - Typical	Special:		%															
Prim Floors:	4 - Carpet	Override:		%															
Sec Floors:		Total:	6.3 %																
Bsmnt Flr:	12 - Concrete	CALC SUMMARY																	
Subfloor:		Basic \$ / SQ:	245.00		COMPARABLE SALES														
Bsmnt Gar:	1	Size Adj.:	0.77700830		Rate	Parcel ID	Typ	Date	Sale Price										
Electric:	3 - Typical	Const Adj.:	0.98010004																
Insulation:	2 - Typical	Adj \$ / SQ:	186.579																
Int vs Ext:	S	Other Features:	62500																
Heat Fuel:	1 - Oil	Grade Factor:	1.21																
Heat Type:	5 - Steam	NBHD Inf:	1.45000005																
# Heat Sys:	1	NBHD Mod:																	
% Heated:	100	LUC Factor:	1.00																
Solar HW:	NO	Adj Total:	818702																
% Com Wall:		Depreciation:	51578		Juris. Factor:			Before Depr:	327.35										
		Deprecated Total:	767123		Special Features:	0		Val/Su Net:	354.16										
					Final Total:	767100		Val/Su SzAd:	354.16										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 063.A-0006-0002.F										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:	Total Special Features:								Total:									
AssessPro Patriot Properties, Inc																			